



Merged Document Report

Application No.: PL9193

Description :	
Address :	
Record Type :	PLAT

Submission Documents:

Document Filename
Updated 3-30 Plat Pg 2.pdf
Utility Plan.pdf

Comment Author Contact Information:

Author Name	Author Email	Author Phone No.:
Mina Trinidad	minar@corpuschristitx.gov	361-826-3259
Bria Whitmire	briaw@corpuschristitx.gov	361-826-3268

General Comments

Corrections in the following table need to be applied before a permit can be issued

Comment ID	Page Reference	Annotation Type	Author : Department	Status	Review Comments	Applicant Response Comments
3	P002	Note	Mina Trinidad : DS	Closed	(Informational) CCRTA: This plat is not located along any existing or planned CCRTA bus service routes.	
4	P002	Note	Mina Trinidad : DS	Closed	(Informational) AEP Transmission has no comment.	
5	P002	Note	Mina Trinidad : DS	Closed	(Informational) GIS: Plat closes within acceptable engineering standards.	
6	P002	Note	Mina Trinidad : DS	Closed	Fire: (Chief Juan Perez)	

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					<p>All code reference is based on currently adopted International Fire Code (IFC) 2021 and Corpus Christi Water Distribution Standards</p> <p>Plat: 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches.</p> <p>503.4 Obstruction of fire apparatus access roads. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in sections D103 shall always be maintained.</p> <p>503.3 Marking: Where required by the fire code official, approved signs, or other approved notices the include the words NO PARKING-FIRE LANE shall be provided for fire apparatus access roads to identify such roads to prohibit the obstruction thereof. The designation of a fire lane can be marked with conspicuous signs which have the words: " Fire Lane-No Parking" at 50-foot intervals. In lieu of signs, fire lanes may be marked along curbing with the wording, "Fire Lane-No Parking" at 15-foot intervals.</p> <p>Table D103.4 Requirements for Dead-end fire apparatus access roads. Turnaround provisions shall be provided with a 96-foot diameter cul-de-sac. (Hammerhead designs will no longer be accepted due to the hazards created by backing emergency vehciles.)</p> <p>503.2.5 Dead ends. Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an approved area for turning around fire apparatus.</p> <p>Information: 503.1.1 (amendment) Buildings and facilities: Approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall allow access to three (3) sides of buildings in excess of fifteen thousand (15,000) square feet and all sides for buildings in excess of thirty thousand (30,000) square feet. During construction, when combustibles are brought on to the site in such quantities as deemed hazardous</p>	

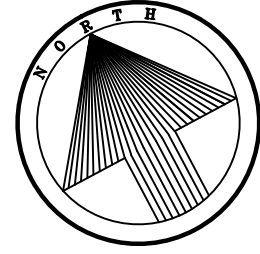
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					<p>by the fire official, access roads and a suitable temporary supply of water acceptable the fire department shall be provided and maintained.</p> <p>Gates: D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all the following criteria: Single gate width shall not be less than 20 feet. 12 feet gate width is required for a divided roadway. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official. Note: The use of a Knox Gate Switch is currently required by the Fire Official. Methods of locking shall be submitted for approval by the fire code official. Note: The Knox Padlock is currently required by the Fire Official. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200.</p>	
7	P002	Note	Mina Trinidad : DS	Closed	(Informational) Parks and Recreation Department: No fees due as there are no newly proposed residential dwelling units to be constructed. Purpose of this plat is, "To have each building and parking on a platted lot." As such no fees are to be applied.	
8	P002	Note	Mina Trinidad : DS	Closed	<p>(Informational) CCW: Water Water construction is not required for platting (UDC 1.2.1.D & 8.2.6; Water Distribution Standards).</p> <p>Wastewater Wastewater construction is not required for platting (UDC 1.2.1.D & 8.2.7; Wastewater Collection System Standards).</p>	
9	P002	Note	Mina Trinidad : DS	Closed	(Informational) TxDOT: Note #8 of the plat already states, "No access to State Highway 286 Frontage." No other comments.	
10	P002	Note	Mina Trinidad : DS	Closed	Add plat note: Access rights to parking areas and driveways are hereby granted to all adjoining commercial properties.	
11	P002	Note	Mina Trinidad : DS	Closed	(Informational) Equistar Pipeline will not be involved, no comment.	
12	P002	Note	Mina Trinidad : DS	Closed	PLAT – ROADWAY MASTER PLAN • The proposed plat does not impact or alter the existing Transportation Master Plan.	

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					<p>PLAT – TRAFFIC – PEAK HOUR TRAFFIC / TIA:</p> <ul style="list-style-type: none"> • Peak Hour Traffic (PHT) form DOES NOT show an excess of 500 trips for both the AM peak trips times & the PM peak trip times. A Traffic Impact Analysis (TIA) will NOT be required. <p>PLAT – COMMENT: (CITY ACCESS MANAGEMENT / ROW)</p> <ul style="list-style-type: none"> • Proposed driveway details & dimensions required for review and approval from Public Works Traffic / ROW. • Location of proposed driveway will require review and approval from Public Works Traffic / ROW – this is separate from the building permit from Development services Department. Typically, this approval should be done before the issuance or approval of a building permit. • Proposed Driveway access to public City Street shall conform to access management standards outlined in Article 7 of the UDC (UDC 7.1.7) • A ROW Construction Permit, issued by PW-Traffic Department (Right-of-Way Division), is required for any proposed driveway (construction entrance, temporary or permanent), work obstructing, closing, or occupying public right-of-way (Reference Chapter 49-2). <ul style="list-style-type: none"> o The ROW Construction permit must be submitted and approved prior to any form of construction within City ROW. o The developer / applicant can reach out to rowmanagement@corpuschristitx.gov for further assistance regarding the ROW Construction Permit they will be required to submit prior to any temporary and / or permanent driveway off the immediate roadways. o Any contractor working within City ROW without an approved ROW Construction Permit can be held in non-compliance and can be subject to a fee of \$1,500 per day of unpermitted work, as per City of Corpus Christi Municipal Code 49-112 (9). • The PW-Traffic Department (Right-of-Way Division) is responsible for reviewing and permitting new construction and repairs/modifications to driveways, sidewalks, curb, and gutter or any work within utility easements. o All work shall be performed in accordance with the city's construction standards. A permit shall not be issued for any tract or property where a final plat is required to obtain a building permit. (Refer to Muni-code Chapter 49-30 for permit requirements.) <p>(TXDOT ACCESS MANAGEMENT / ROW) For any driveway (access management), blockage, or encroachment on or within the TXDOT's ROW</p>	

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					<p>please see below:</p> <ul style="list-style-type: none"> • The developer / applicant can reach out to TXDOT for further assistance regarding the construction in their ROW. o Eric Martinez (TXDOT - Area Engineer for CC) - Eric Martinez eric.martinez@txdot.gov • TXDOT ROW process is the RULIS program (utility tie-ins) o David Brink (TXDOT- RULIS) - David Brink david.brink@txdot.gov o Right of Way Utility and Leasing Information System 	
2	Utility	Note	Bria Whitmire : DS	Closed	Indicate separate water meters and yard lines. Confirm water services are separated.	
1	P002	Note	Bria Whitmire : ENG	Closed	<p>Improvements Required for Recordation, per UDC 8.1.4.</p> <ul style="list-style-type: none"> A. Streets: no Sidewalks: no B. Water: no Fire hydrants: no C. Wastewater: no D. Stormwater: no E. Public open space: no (UDC 8.3) F. Permanent monument markers: no <p>Please note, improvements required should be constructed to city standards, found in Article 8 and the IDM.</p>	

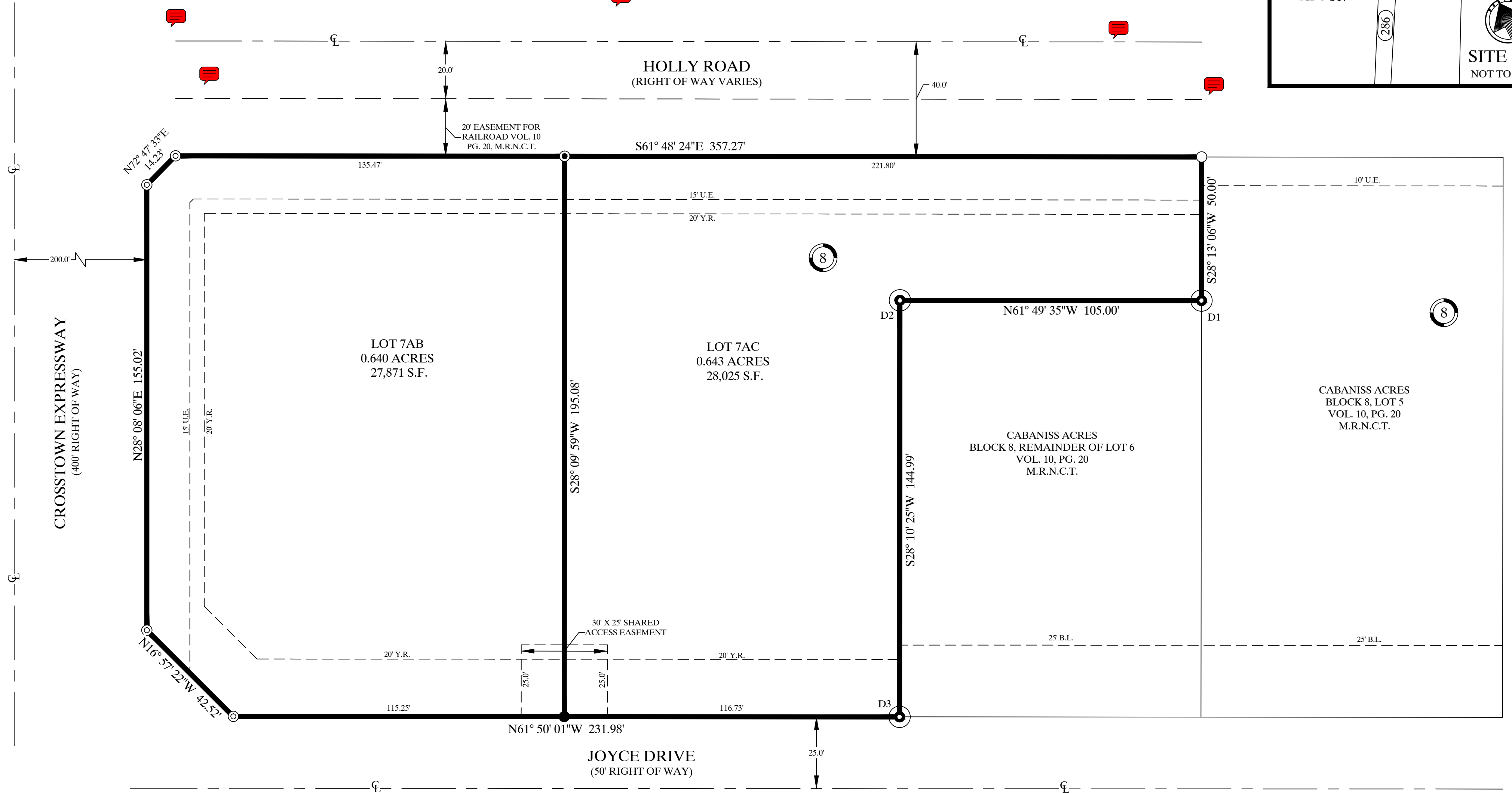
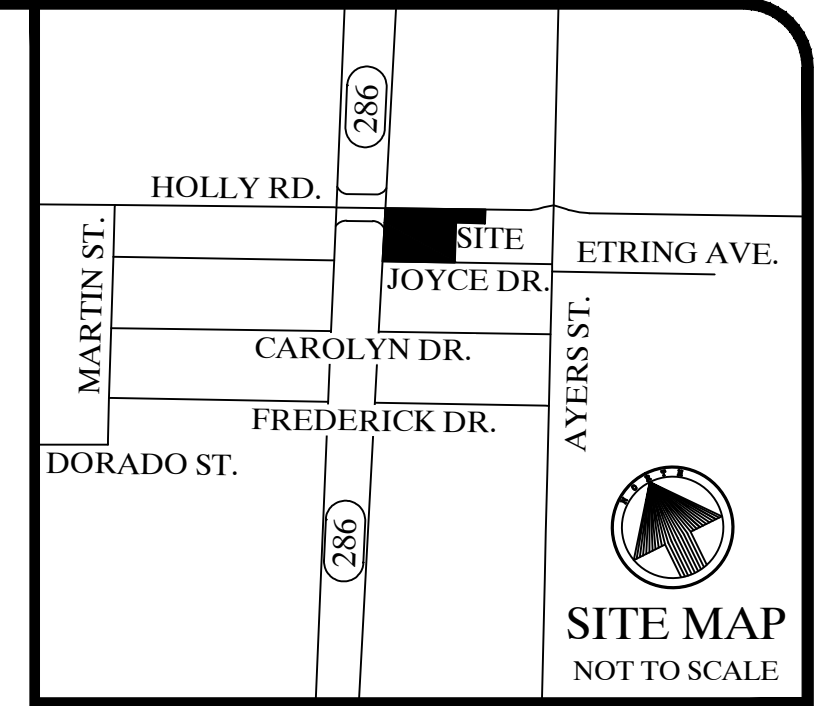
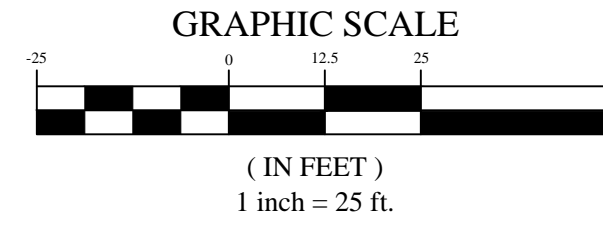


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 bristersurveying@corpus.twcbc.com
 Firm Registration No. 10072800



PLAT OF CABANISS ACRES BLOCK 8, LOTS 7AB & 7AC

BEING A REPLAT OF BLOCK 8, LOT 7A, CABANISS ACRES, AS SHOWN ON THE PLAT RECORDED IN VOLUME 69, PAGES 797 - 798, MAP RECORDS OF NUECES COUNTY, TEXAS.



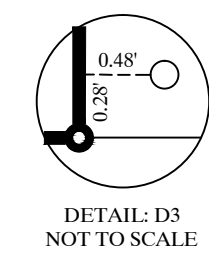
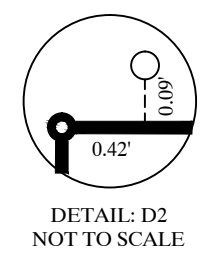
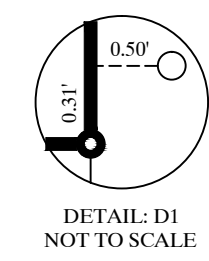
NOTES:

1. THE RECEIVING WATER FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE OSO CREEK. THE TCEQ HAS NOT CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO CREEK, BUT IT IS RECOGNIZED AS AN ENVIRONMENTALLY SENSITIVE AREA. THE OSO CREEK FLOWS DIRECTLY INTO THE OSO BAY. THE TCEQ HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE OSO BAY AS "EXCEPTIONAL" AND "OYSTER WATERS" AND CATEGORIZED THE RECEIVING WATERS AS "CONTACT RECREATION" USE.
2. BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48355C 0510 G, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 13, 2022.
3. MEASURED BEARINGS ARE BASED ON GLOBAL POSITIONING SYSTEM NAD 83 (93) 4205 DATUM.
4. SET 5/8" RE-BAR = STEEL RE-BAR SET WITH YELLOW PLASTIC CAP LABELED BRISTER SURVEYING.

5. THE TOTAL PLATTED AREA IS 1.283 ACRES.
6. THE YARD REQUIREMENT, AS DEPICTED, IS A REQUIREMENT OF THE UNIFIED DEVELOPMENT CODE AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE.
7. IF ANY LOT IS DEVELOPED WITH RESIDENTIAL USES, COMPLIANCE WITH THE OPEN SPACE REGULATION WILL BE REQUIRED DURING THE BUILDING PERMIT PHASE.
8. NO ACCESS TO STATE HIGHWAY 286 FRONTAGE.
9. ANY STORM WATER DRAINAGE DISCHARGE TO STATE RIGHT OF WAY MUST BE APPROVED BY TxDOT.
10. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.

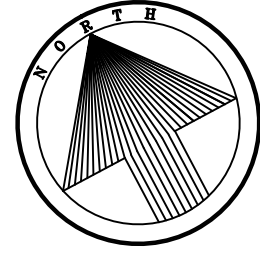
- ⊙ = SET 5/8" RE-BAR
- = SET DRILL HOLE
- = FOUND 5/8" RE-BAR
- ⊙ = FOUND TXDOT MONUMENT
- = PROPERTY CORNER

LEGEND:
 B.L. = BUILDING LINE
 CL = CENTERLINE
 M.R.N.C.T. = MAP RECORDS OF NUECES COUNTY, TEXAS
 PG. = PAGE
 S.F. = SQUARE FEET
 U.E. = UTILITY EASEMENT
 VOL. = VOLUME
 Y.R. = YARD REQUIREMENT



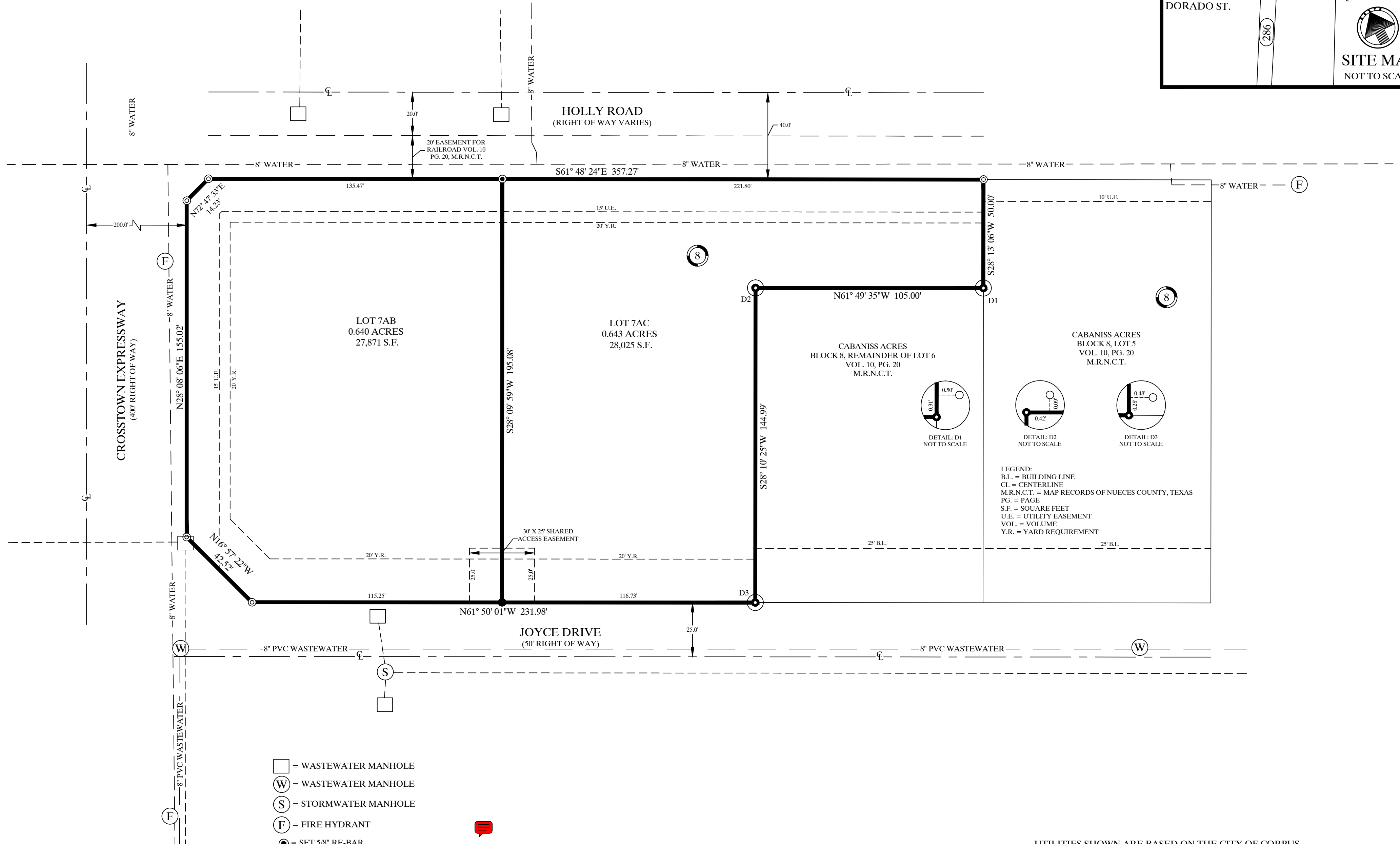
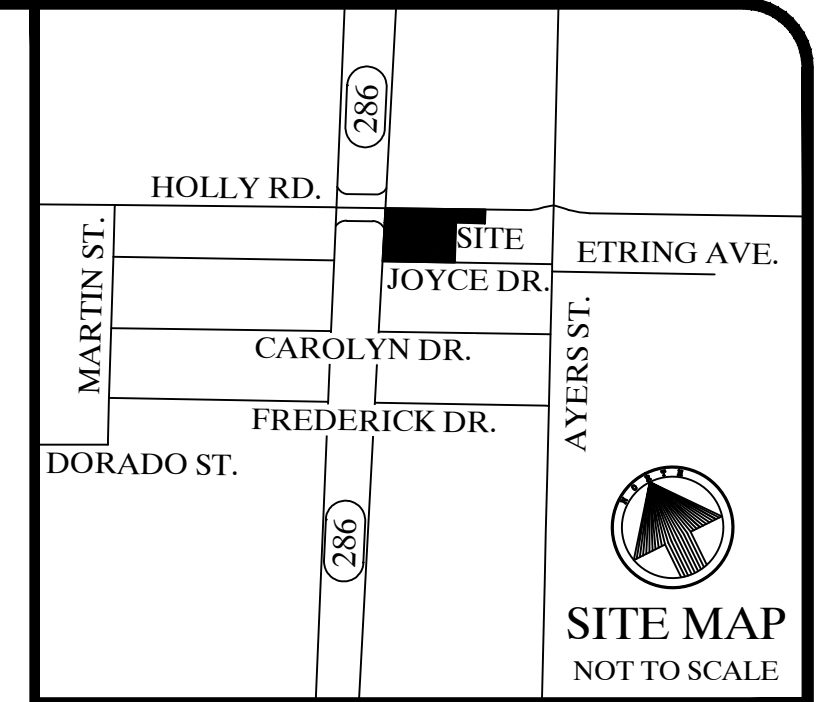
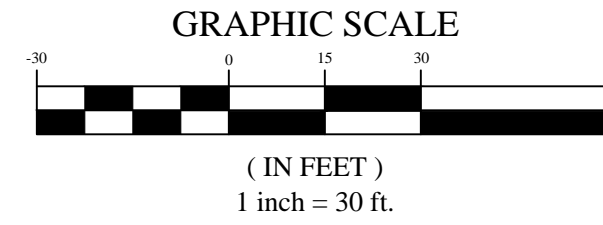


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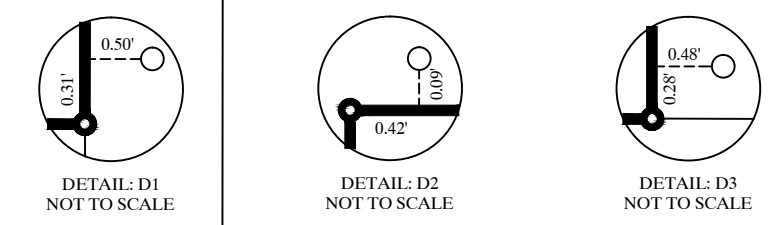


UTILITY PLAN FOR CABANISS ACRES BLOCK 8, LOTS 7AB & 7AC

BEING A REPLAT OF BLOCK 8, LOT 7A, CABANISS ACRES, AS
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 MAP RECORDS OF NUECES COUNTY, TEXAS.



- = WASTEWATER MANHOLE
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- = STORMWATER MANHOLE
- = FIRE HYDRANT
- = SET 5/8" RE-BAR
- = SET DRILL HOLE
- = FOUND 5/8" RE-BAR
- = FOUND TXDOT MONUMENT
- = PROPERTY CORNER



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UTILITIES SHOWN ARE BASED ON THE CITY OF CORPUS
 CHRISTI GIS.